

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JUNE 8, 2011**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Marie Hickey-AuClaire, Gordon Cross, Marc Pitman, Jim Heim, and Bob Keenan. Frank DeKort, Jeff Larsen and Gene Shellerud had excused absences. Charles Lapp was absent. Alex Hogle and BJ Grieve represented the Flathead County Planning & Zoning Office.

There were 3 people in the audience.

**APPROVAL OF
MINUTES**

Heim made a motion, seconded by Keenan to approve the April 13, 2011 meeting minutes.

The motion passed by quorum.

**PUBLIC
COMMENT
(not related to
agenda items)**

None.

**SUSAN
SULLIVAN
(FCMU 11-01)**

A request by Susan Sullivan for a Major Land Use Review for 'Guest cabins'. The proposal is to establish two rental cabins on the 10.58 acre site, within the Middle Canyon Region of the C.A.L.U.R.S (Canyon Area) Zoning District. The property is located at 5672 Blankenship Road.

STAFF REPORT

Alex Hogle reviewed Staff Report FCMU 11-01 for the Board.

**BOARD
QUESTIONS**

Pitman offered a suggestion concerning the well and water rights for the project from DNRC's point of view.

Cross asked how condition #9 concerning the 50 foot vegetative buffer was arrived at.

Hogle said it was a standard condition in the CALURS zoning district and went on to explain further.

Cross and Hogle discussed the size of the buffer and setbacks.

Heim, Pitman and Hogle discussed at length the comment from Environmental Health concerning the use of the term hotel for

the applicant's business.

**APPLICANT
PRESENTATION**

Eric Mulcahy, Sand Surveying, represented the applicant. He apologized for the applicant not being able to attend the meeting due to illness. He said the two cabins had already been approved and the application fell under the major land use criteria for CALURS. He did comment the applicant planned to leave the 50 foot vegetative buffer due to privacy. He did not see a problem working with the sanitation department to acquire the proper permits. The septic application had been submitted and was awaiting the positive recommendation from the planning board and the commissioners.

**BOARD
QUESTIONS**

Cross and Mulcahy discussed a required road permit which had not yet been acquired.

Pitman offered suggestions for permits which the applicant could apply for water rights.

**AGENCY
COMMENTS**

None.

**PUBLIC
COMMENT**

Rich Butterfield, 113 Glacier Pines Drive, West Glacier, was the closest neighbor to the applicant. His concern was all the studies had been done environmentally, etc.

**STAFF
REBUTTAL**

Hogle clarified the source for the condition concerning the 50 foot vegetative buffer. He also explained the setbacks to address Butterfield's concern.

**APPLICANT
REBUTTAL**

None.

**MAIN MOTION
TO ADOPT
F.O.F.
(FCMU 11-01)**

Cross made a motion seconded by Pitman to adopt staff report FCMU 11-01 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.
(FCMU 11-01)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO
RECOMMEND
APPROVAL OF
CONDITIONS
(FCMU 11-01)**

Heim made a motion seconded by Keenan to adopt Staff Report FCMU 11-01 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
RECOMMEND
APPROVAL OF
(FCMU 11-01)**

On a roll call vote the motion passed unanimously.

**BOARD
DISCUSSION**

Hickey Au-Claire and Grieve briefly discussed if another public comment period was allowed during the commissioners' hearing.

**COMMITTEE
REPORTS**

Cross said Committee B had not met since the last update on the committee to the board. He said they were waiting to see when Hogle was ready to proceed.

Hogle said an email would be sent tomorrow to establish the next meeting of Committee B. He summarized what the intent of the meeting would be and offered a possible meeting time.

Cross and Hogle discussed when they could possibly hold the meeting.

Hickey Au-Claire said Committee A met last week and would meet again next week. They had given their suggestions to Allison Mouch and felt since they were ahead of schedule, the last meeting in June; June 29, 2011, could be cancelled.

OLD BUSINESS

None.

NEW BUSINESS

Grieve summarized and discussed with the board the information he planned to present to the commissioners at his monthly meeting concerning the planning office.

The board and Grieve discussed if the office was seeing an uptick in activity and possible projects in the valley.

ADJOURNMENT The meeting was adjourned at approximately 7:12 pm. on a motion by Keenan. The next meeting will be held at 6:00 p.m. on July 13, 2011.

Marie Hickey-AuClaire, Chairman

Donna Valade, Recording Secretary

*APPROVED AS **SUBMITTED**/CORRECTED: 7 / 13 / 11*